

BOOK 739 - 219

State of South Carolina

County of Greenville

C. For Tax Collection See Affidavit
25 18

JAN 3 4 5 11 1963



KNOW ALL MEN BY THESE PRESENTS That FIRST ESTATE CORPORATION

a corporation chartered under the laws of the State of Delaware

and having its principal place of business at Greenville

in the State of South Carolina

, for and in consideration of the

sum of One and No/100 (\$1.00) Dollars and cancellation of the mortgage referred to below----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, ITS SUCCESSORS AND ASSIGNS, FOREVER:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southwesterly side of Cool Brook Drive near the City of Greenville, S. C., being known as Lot No. 57 on plat of Belmont Heights as recorded in the RMC Office for Greenville County, S. C. in Plat Book 60, Pages 54 and 55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwesterly side of Cool Brook Drive at a point 380 feet Southeast of the Southerly corner of the intersection of Cool Brook Drive and Melvin Drive, said pin being the joint front corner of Lots Nos. 56 and 57, and running thence along the Southwesterly side of Cool Brook Drive, S. 24-34 E., 70 feet to an iron pin joint front corner of Lots Nos. 57 and 58; thence along the joint line of said lots, S. 64-26 W., 163 feet to the center of a branch; thence with the branch as the line, a traverse line being N. 54-12 W., 45.1 feet to an iron pin; thence continuing with the center of the branch as the line, a traverse line being N. 18-34 E., 42.2 feet to an iron pin joint rear corner of Lots Nos. 56 and 57; thence with the joint line of said Lots, N. 64-26 E., 155 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor herein by deed of Robert E. Unger, dated May 1, 1962, recorded in the RMC Office for Greenville County, S. C. in Deed Book 699, Page 217.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is full release of all debts, obligations, costs and charges heretofore subsisting on account of and by the terms of that certain mortgage from Roger F. Roberts to General Mortgage Co., dated April 20, 1956, and recorded in Book 675, Page 379, of the official records of Greenville County, State of South Carolina, heretofore existing on the property herein conveyed, and the note secured thereby, this conveyance completely satisfying said obligation and terminating said mortgage and note and all effect thereof in every respect.

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